

FINDINGS OF FACT

Janette Walker is the listed owner of property at the listed address of 4138 Queen Avenue N. in the City of Minneapolis. As the owner of this property, Janette Walker, in June of 2006, applied for and was awarded a rental license. Janette Walker was listed on the rental license application as the owner and as the person responsible for the maintenance and management of the property.

On October 7, 2009, Housing Inspector Robin Utto conducted an inspection at the 4138 Queen Ave. N. address. Inspector Utto issued orders to Janette Walker to provide exit windows in the upstairs bedroom of the property and to discontinue the unlawful occupancy of the attic of the building and to properly prepare and paint the wood trim of the property in a professional manner. Ms. Walker was given until September 14, 2009, to make the required repairs. Upon re-inspection on December 14, 2009, the corrections were not completed and an administrative citation was issued in the amount of \$200.00. Upon re-inspection on March 30, 2010, the corrections were not completed and an administrative citation was issued in the amount of \$400.00. Upon re-inspection on September 1, 2010, the corrections were not completed and an administrative citation was issued in the amount of \$800.00. Upon re-inspection on December 1, 2010, the corrections were not completed and an administrative citation was issued in the amount of \$1,600.00.

On August 19, 2010, Housing Inspector Robin Utto conducted an inspection at the 4138 Queen Ave. N. address. Inspector Utto issued orders to Janette Walker to repair or replace the overhead garage door at the property. Ms. Walker was given until September 18, 2010, to make the required repairs. Upon re-inspection on September 21, 2010, the violations were not corrected and an administrative citation was issued in the amount of \$200.00. Upon re-inspection on October 18, 2010, the violations were not corrected and an administrative citation was issued in the amount of \$400.00. Upon re-inspection on November 16, 2010, the violations were not corrected and an administrative citation was issued in the amount of \$800.00.

On November 18, 2010, Housing Inspector Robin Utto conducted an inspection at the 4138 Queen Ave. N. address. Inspector Utto issued an administrative citation in the amount of \$500.00 for violating Minneapolis Code of Ordinances § 244.1810 for having a rental property without having an active rental license.

On January 24, 2011, after a review of Department records showed that the administrative citations had not been paid, a Notice of Director's Determination of Non-Compliance was sent to Janette Walker, at her listed address of 17115 13th Avenue N., Plymouth, MN 55447, notifying the owner that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments for unpaid administrative citations on the rental property located at 4138 Queen Avenue N. The owner was given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11). The owner failed to bring the property into compliance and on March 11, 2011, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Janette Walker and the property was posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which she failed to do.